

CITY OF TORONTO

BY-LAW 821-2022

To amend Zoning By-law 569-2013, as amended, to facilitate zoning compliance for the Finch Kennedy SmartTrack Station project.

Whereas authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to E 0.5 (x64) as shown on Diagram 1 attached to this By-law.
3. By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception E 64, so that it reads:

(64) Exception E 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulations 60.20.40.70(1) to (4), regarding required minimum **building setbacks**, do not apply to a **transportation use**;
- (B) Despite Regulation 60.20.1.10(3), the maximum permitted floor space index is 0.6 times the area of the **lot**;
- (C) Despite Regulation 60.20.50.10(1), no minimum **soft landscaping** is required along a **lot line** abutting a **street**;
- (D) Despite Regulation 60.5.40.60(1), canopies, awnings or similar **structures**, with or without structural support, located at any elevation above ground, may

encroach into the full extent of a required minimum **building setback** that abuts a **street**;

- (E) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** for a **transportation use** is 15 metres;
- (F) Despite Regulation 60.5.100.1(1), a **driveway** must have a minimum width of 3.5 metres;
- (G) Despite Regulations 200.5.1.10(2)(A)(i) and (ii), a **parking space** is subject to the following minimum dimensions
 - (i) width of 2.44 metres; and
 - (ii) length of 5.0 metres;
- (H) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (I) Article 60.20.60 regarding requirements for **ancillary buildings** and **structures** does not apply; and
- (J) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 4. Zoning By-law 569-2013, as amended, is further amended by:
 - (A) adding the lands shown on Diagram 2 attached to this By-law to the Zoning By-law Map in Section 990.10 and applying the zone label: E 0.5 (x65) as shown on Diagram 4 attached to this By-law; and
 - (B) amending the zone labels on the Zoning By-law Map in Section 990.10 for the lands on Diagram 3 to the zone label: E 0.5 (x65) as shown on Diagram 4 attached to this By-law.
- 5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
- 6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to this By-law to the Height Overlay Map in Article 995.20.1 and applying no value.
- 7. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to this By-law to the Lot Coverage Overlay Map in Article 995.30.1 and applying no value.

8. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to this By-law to the Rooming House Overlay Map in Article 995.40.1 and applying no value.
9. By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception E 65, so that it reads:

(65) Exception E 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulations 60.20.40.70(1) to (4) do not apply to a **transportation use**;
- (B) Despite Regulation 60.20.1.10(3), the maximum permitted floor space index is 1.0 times the area of the **lot**;
- (C) Despite Regulation 60.20.50.10(1), no minimum **soft landscaping** is required along a **lot line** abutting a **street**;
- (D) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** for a **transportation use** is 15 metres;
- (E) Despite Regulation 60.20.30.20(1), the required minimum **lot frontage** is 15 metres for a **lot** containing a **transportation use**;
- (F) Despite Regulation 60.5.40.60(1), canopies, awnings or similar **structures**, with or without structural support, located at any elevation above ground, may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (G) Article 60.20.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (H) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

10. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RT (f6.0; a204) (x359) as shown on Diagram 5 attached to this By-law.
11. By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception RT 359, so that it reads:

(359) Exception RT 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage** is 50 percent for a **building** with a **transportation use**;
- (B) Clause 10.60.40.70 regarding required minimum **building setbacks** does not apply to a **building** with a **transportation use**;
- (C) Regulations 10.60.30.10(1) and 10.60.30.20(1) do not apply to a **lot** containing a **transportation use**;
- (D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** with a **transportation use** is 15 metres;
- (E) Despite Regulation 10.5.40.60(2), a canopy, awning or similar **structure** may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (F) Article 10.5.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (G) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (H) Despite Clause 10.5.100.1, a **driveway** for a **transportation use** must have a minimum width of 3.5 metres; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

12. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RS (x39) as shown on Diagram 6 attached to this By-law.
13. By-law 569-2013, as amended, is further amended by adding Article 900.4.10 Exception RS 39, so that it reads:

(39) Exception RS 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 10.40.30.40(1), the permitted maximum **lot coverage** is 50 percent for a **building** with a **transportation use**;
- (B) Clause 10.40.40.70 regarding required minimum **building setbacks** does not apply to a **building** with a **transportation use**;
- (C) Regulations 10.40.30.10(1) and 10.40.30.20(1) do not apply to a **lot** containing a **transportation use**;
- (D) Despite Regulations 10.40.40.10(1) and (3), the permitted maximum height of a **building** with a **transportation use** is 15 metres;
- (E) Despite Regulation 10.5.40.60(2), a canopy, awning or similar **structure** may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (F) Article 10.5.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (G) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (H) Despite Clause 10.5.100.1, a **driveway** for a **transportation use** must have a minimum width of 3.4 metres; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

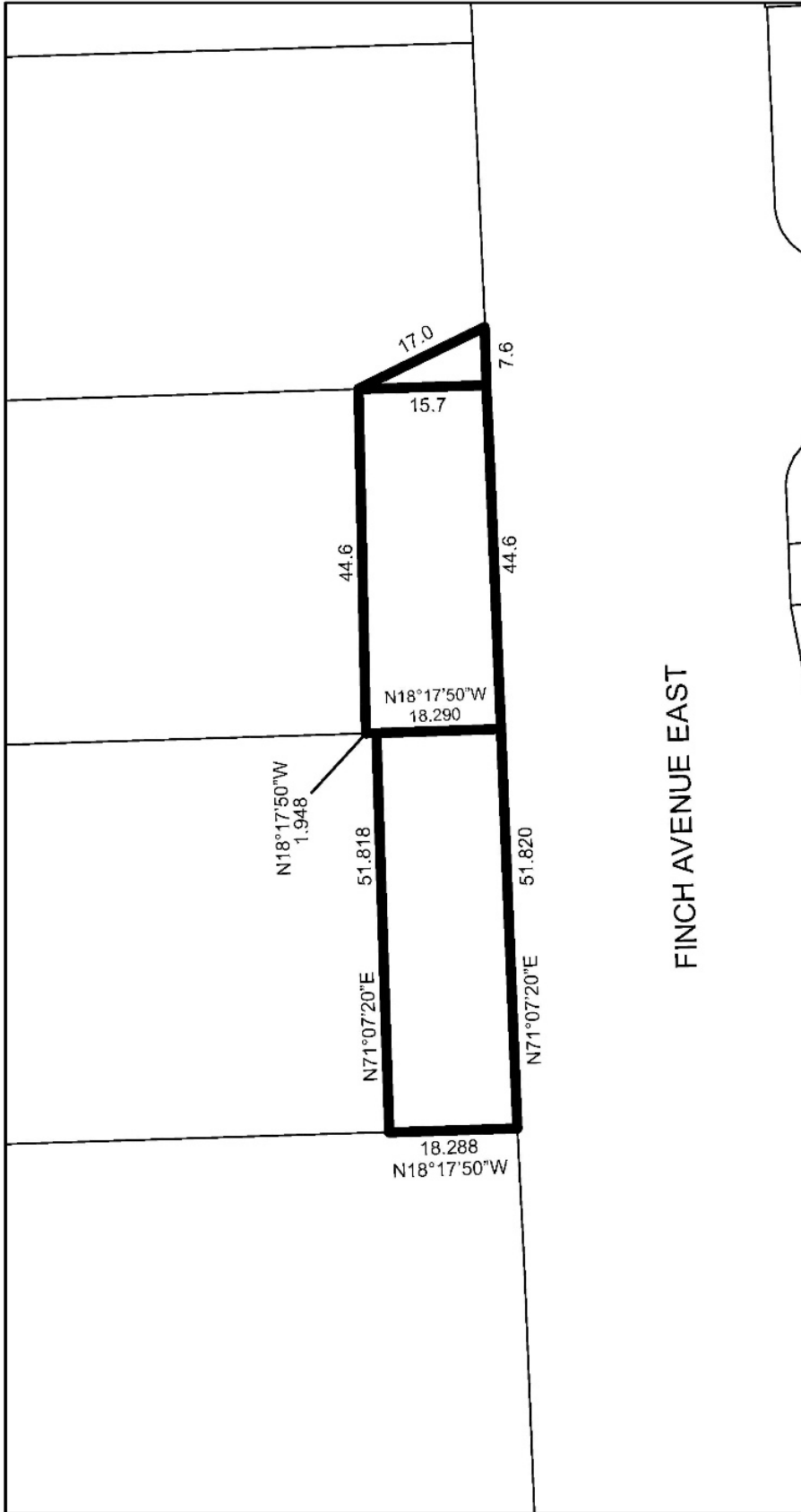
(Seal of the City)



Finch-Kennedy Station
North-west Quadrant
 File # 18 224838 STE 27 TM

Toronto
Diagram 1

↑
 City of Toronto By-law 569-2013
 Not to Scale
 06/07/2022

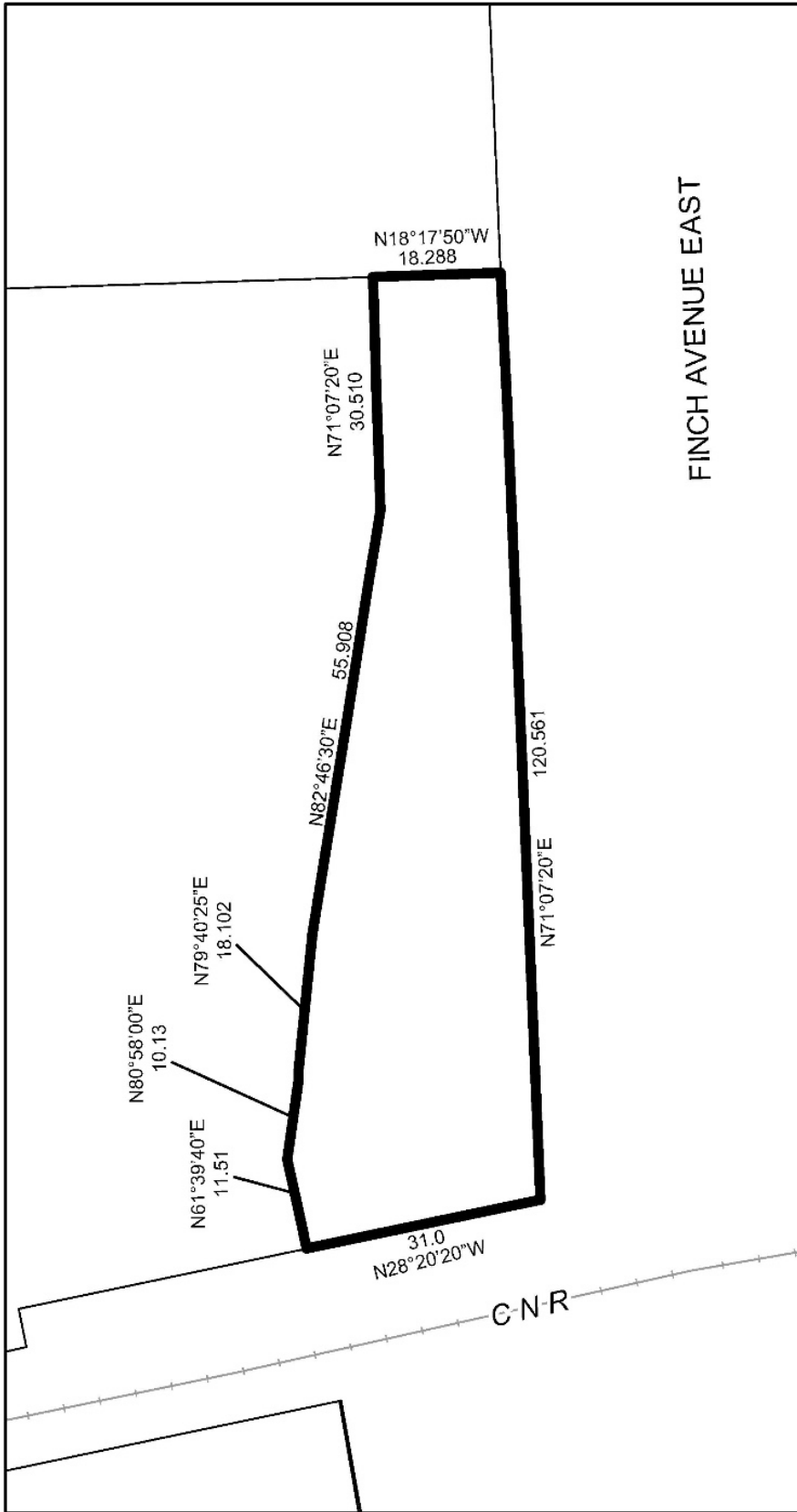


4140 & 4150 & 4168 Finch Avenue East

File # 18 224838 STE 27 TM



City of Toronto By-law 569-2013
Not to Scale
06/06/2022



4120 Finch Avenue East

File # 18 224838 STE 27 TM



City of Toronto By-law 569-2013
Not to Scale
06/07/2022



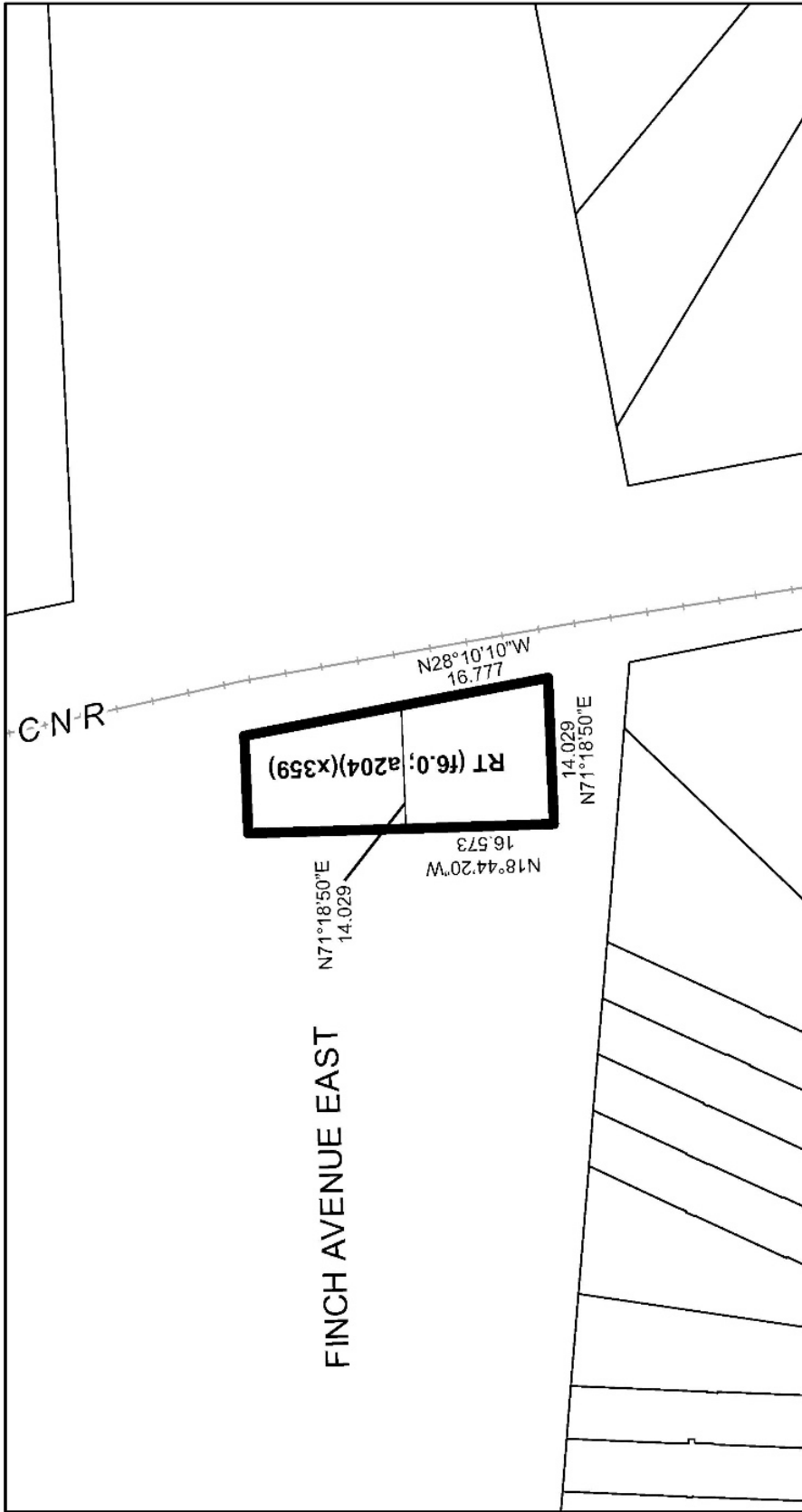
 **Toronto**
Diagram 4

4120 & 4140 & 4150 & 4168 Finch Avenue East

File # 18 224838 STE 27 TM



City of Toronto By-law 569-2013
Not to Scale
06/07/2022

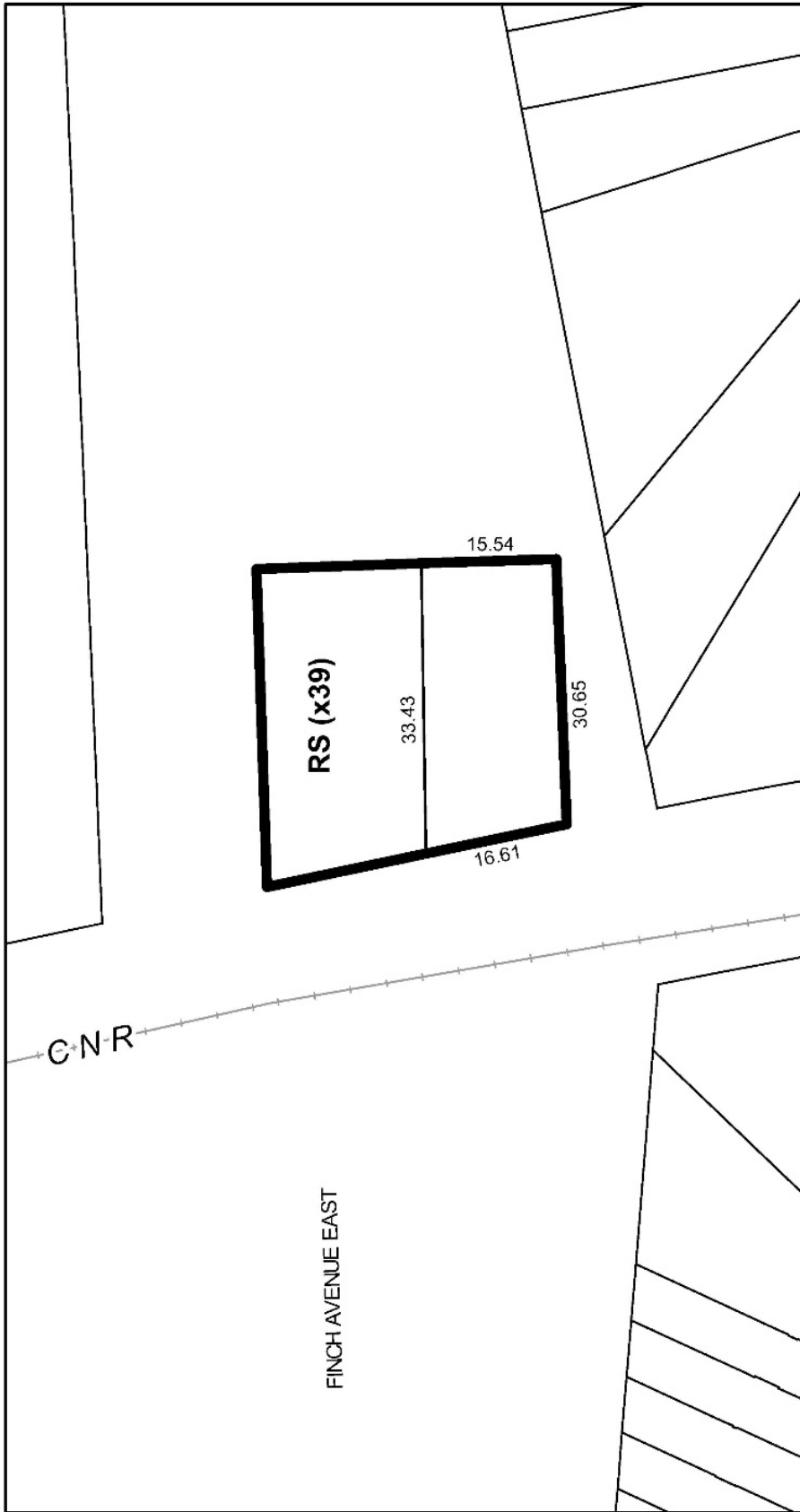


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Diagram 5

Finch-Kennedy Station
South-west Quadrant
File # 18 224838 STE 27 TM



City of Toronto By-law 569-2013
Not to Scale
06/07/2022



**Finch-Kennedy Station
South-east Quadrant**

File # 18 224838 STE 27 TM

Toronto
Diagram 6



City of Toronto By-law 569-2013
Not to Scale
06/07/2022